

**PORTISHEAD & NORTH WESTON TOWN COUNCIL
PLANNING COMMITTEE
HELD ON WEDNESDAY 4 MARCH 2009**

PRESENT Councillor Mrs Knight – in the Chair

Councillors Howells, Mrs Lord, Mrs Mason, Miers, Parker, Pasley,
Walters, Mrs Way

Mr Ian Muir – Rose Hill Estates*

Mr John Bignell – APG Architects*

(* In attendance for the presentation of the Former St Joseph's School)

Mrs R Tranter – Deputy Clerk

APOLOGIES Councillors Cameron, Cruse, Mrs Cruse, McMurry

DECLARATIONS OF INTEREST

Councillor Mrs Mason

- Personal interest in Planning Application 09/P/0224/F, 74 West Hill, Portishead
Proposed extension of detached garage to boundary wall and increase of height by
200mm (Retrospective)
Reason – Acquainted with applicant.

Councillor Walters

- Personal interest in Planning Application 09/P/0144/F 6 Queenscote, Portishead
Erection of a single storey rear and side extension first floor side extension and garage
conversion to family room
Reason – Acquainted with the objector who is a resident at 7 Queenscote, Portishead.

Declaration by members who serve on both the Town and District Council

Councillors Mrs Knight and Pasley stated that any views they expressed on matters to also be considered at North Somerset Council would be provisional and based on the facts currently known. They would be exercising their rights to reconsider the matter afresh when the matter went before North Somerset Council.

PUBLIC PARTICIPATION

Mr Derek De Vote, a resident of 7 Queenscote addressed the meeting and spoke against the Planning Application 09/P/0144/F for the erection of a single storey rear and side extension first floor side extension and garage conversion to family room. Mr De Vote spoke about his concerns with the new garage and utility room to the side elevation of No 6 which will effectively convert two detached properties into semi-detached dwellings. Mr De Vote believed that the garage was out of keeping with the design of his garage and would affect the character of the street scene. There are several other houses of the same design within the estate and this application could set a precedent.

The roof of the proposed garage will require Mr De Vote's garage to be cut back by 18 inches to the party wall and the new roof will then overlap the boundary onto the existing garage roof by some further 18 inches. Mr De Vote drew the Committee's attention to a letter received from Flinders Design which had been tabled and pointed out inconsistencies in the drawings as presented in the planning application. Finally Mr De Vote asked that the Committee object to the planning application.

SECTION 1 – CONSIDERED BY PLANNING COMMITTEE

DEVELOPMENT OF THE FORMER ST JOSEPH'S SCHOOL

The Chairman introduced Mr Ian Muir, Rose Hill Estates and John Bignell APG Architects who were to give a short presentation on the development of the Former St Joseph's School site. Mr Bignell explained that following refusal of the earlier application a meeting had been held with North Somerset Planners, District Councillors and Town Councillors to discuss the way forward.

The earlier application had been refused for being too large, out of keeping with the surrounding properties and detrimental to the Listed Building and to a lesser degree to the two cottages (47 and 49 Nore Road). The plans before the Committee this evening which had yet to be submitted now addressed the earlier concerns. Plans were on display at the meeting.

The top part of the development had not been altered. It was the lower section (Nore Road) which had been revised. The main alterations were –

- The building had been reduced in height and the top floor had been set back. The number of suites had been reduced to enable this (reduction of 10 people) but by reconfiguring other apartments from 2 beds to 1 beds the total number of suites within the development was now 32 and not 34.
- The front elevation had been altered (split into two) and was of a more contemporary style. The side elevations had different finishes to give the appearance of a row of cottages.
- There would be no "rat run" through the development as a barrier would be put in place to prevent this.
- The trees would be retained through the middle of the site; although a couple of trees would need to be removed because of disease but these would be replaced with native species.
- The grounds would be landscaped.

Mr Bignell concluded that it was hoped that the application would be submitted to North Somerset Council within the next 7-10 days.

The Chairman thanked both Mr Bignell and Mr Muir for attending the meeting. In addition Councillor Pasley thanked them for taking the trouble to attend both meetings and involving the Town Council in the resubmission process. It was highly commendable and welcomed by the Council.

PLANNING APPLICATIONS

With the agreement of the Committee the order of the meeting was altered to allow the planning application for 6 Queenscote, Portishead to be dealt with first.

09/P/0144/F

6 QUEENSCOTE, PORTISHEAD

Erection of a single storey rear and side extension first floor side extension and garage conversion to family room

The Committee discussed the location of the properties and the apparent discrepancies with the plans. Members were anxious that the District Councillor was made aware of the problems with the application.

RECOMMENDATION

Object to the planning application on the following grounds –

- Portishead and North Weston Town Council have concerns about the drawings as explained to us which cannot be built without infringing on the neighbours land.
- Also the effect on the street scene and that the proposal will set a precedent.

09/P/0084/F

61 VALLEY ROAD, PORTISHEAD

Conversion of loft including construction of a side dormer to south west elevation.
Construction of first floor balcony to front elevation with modifications to bay window below.
Creation of a porch to front elevation

The Committee noted that a neighbour had objected to the plan, in particular to the balcony on the SE elevation. However the Committee considered that the small balcony would not affect any neighbour.

RECOMMENDATION

No objections.

09/P/0106/F

23 VICTORIA SQUARE, PORTISHEAD

Erection of a two storey extension

Members noted that there had been two objections to the proposed extension. The neighbour's letter was read out to the Committee. The neighbour had a number of concerns but the effect of the extension by way of loss of light on their property which is already close was of greatest concern.

RECOMMENDATION

Object to the planning application on the following grounds –

- The proposal would result in claustrophobic living conditions for the neighbours at 24 Victoria Square in an area which is already densely developed.

09/P/0162/F

**LAND OFF WYNDHAM WAY, GORDANO GATE,
PORTISHEAD**

Outline Planning Permission for the erection of a new furniture store including access and layout with appearance, landscaping and scale reserved for subsequent approval

Members discussed this item in some detail and it was noted that there had been an earlier application in 2002 by the same company which had been refused by North Somerset Council. It was noted that the Business Class Use is A1 and not B1, B2 and B8 as in the North Somerset Replacement Local Plan. However it was agreed that there would be more employment in this sort of development than for example in a warehouse. Several other points were made about the application including the following –

- Concern that the development would draw out of town shoppers to the area which would increase the traffic on the already busy A369. Although it was acknowledged that any development could increase the traffic eg offices.
- Portishead is lacking in this sort of retail trade and it would not affect businesses already on the High Street. It would offer more choice and possibly reduce the number of residents from travelling further a field to Cribbs Causeway, Clevedon and Weston Super Mare.

RECOMMENDATION

The Town Council welcome the extra employment in the additional large retail store and the car parking, and consider that there is no major space in the present High Street. Accordingly the proposed store will not be detrimental to the viability of the existing High Street and will bring extra employment to the town.

However, the Town Council ask that the permission is conditioned that no sub-division of the building is permitted to avoid the creation of small shops; to the detriment of the High Street in the future.

09/P/0224/F 42A HIGH STREET, PORTISHEAD

Conversion of existing shop and store into 2 no shop units and store unit with alterations of doors and windows and replacing of corrugated sheet roofing with roof tiles

The Chairman explained the exact location of the proposed shops behind the High Street. Members welcomed the additional retail units.

RECOMMENDATION

No objections.

09/P/0239/F 74 WEST HILL, PORTISHEAD

Proposed extension of detached garage to boundary wall and increase of height by 200mm (Retrospective)

Members discussed the previous history to the site. A previous application (06/P/2986/F) had been refused by North Somerset Council but had later been allowed at Appeal. This new application for a larger garage was retrospective as the garage had been built larger than approved.

RECOMMENDATION

Object to the planning application on the following grounds –

- The garage should have been built to the dimensions allowed.

The Committee were anxious that the District Councillor was notified of the Council's decision and that the matter should be taken to North Area Committee. The Chairman agreed to inform the District Councillor.

09/P/0246/F 39 HILLSIDE ROAD, PORTISHEAD

Raise height and alter roof of dwelling to provide additional living accommodation at first floor level including addition of new windows, balconies at front elevation and a conservatory at the rear

The application had been brought to Committee by the Ward Councillor because of the increase in height, from a bungalow to two storey dwelling. It was noted that no neighbours as yet had objected to the proposal. The Committee could see no planning reasons for objecting to the application.

RECOMMENDATION

No objections – subject to no valid objections from neighbours.

09/P/0243/F 56 LOWER DOWN ROAD, PORTISHEAD

Erection of a two storey side extension including front and rear dormer. Erection of a detached garage with self contained annexe accommodation over and three dormers to front elevation following the demolition of the existing garage

The Committee noted the development on the existing semi-detached property. Their concern was however with the size of the garage to the front of the property, which includes self-contained living accommodation.

RECOMMENDATION

No objections to the extensions to the semi-detached house; but

Object to the proposed garage which will be used/sold as a separate living accommodation and is considered to be development by stealth.

09/P/0248/F 1A MEADOWS CLOSE, PORTISHEAD

Removal of condition 3 attached to planning consent 04/P/2272/F to allow clear glazing on the east elevation

The Committee were generally unhappy with this application, although a letter of support had been posted on North Somerset Council's IDOX by the current neighbour. The original application had been conditioned by North Somerset Council to protect the neighbour or future neighbour's privacy and since that application was approved no change had been made to substantiate removing the condition.

RECOMMENDATION

Object to the planning application to remove obscure glazing on the east elevation.

OTHER PLANNING MATTERS

JOINT WASTE CORE STRATEGY - PREFERRED OPTION CONSULTATION

Members discussed briefly the difficulty involved in Waste Strategy. However members agreed that urban areas should deal with their own rubbish. Other methods of disposing of waste were also discussed.

RECOMMENDATION

Portishead & North Weston adopts the completed document as their response to The Waste Core Strategy – Preferred Options.

The response is attached to and forms part of these minutes.

NORTH AREA COMMITTEE DECISIONS

The Chairman gave a verbal up date on two plans which had been before North Area Committee and had been approved as follows –

08/P/1861/F Trinity School, Off Marjoram Way – Cycle Path
08/P/2405/O 41 Hillside Road , Portishead

SECTION 2 –DELEGATED DECISIONS

Decisions made by the Planning Chairman under delegated powers were noted.

SECTION 2 – DELEGATED DECISIONS

PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0153/ADV	Boots Group plc 50 High Street Portishead	Display of 2 no internally illuminated fascia signs and 1 no internally illuminated projecting sign	No objections
09/P/0154/F	44 Beach Road East Portishead	Erection of a two storey side extension and a single storey infill between new extension	No objections – subject to no valid objections from neighbours.
09/P/0171/F	Shiplanes Lake Road Portishead	Erection of a two storey front extension and second storey rear extension	No objections – subject to no valid objections from neighbours.
09/P/0190/F	1 Clarence Gardens Portishead	Erection of rear conservatory	No objections – subject to no valid objections from neighbours
09/P/0198/F	43 Brendon Road Portishead	Erection of an attached garage	No objections – subject to no valid objections from neighbours
09/P/0204/RM	Land adjacent 23 The Garstons Portishead	Submission of reserved matters including access, appearance, landscaping, layout and scale for the erection of 1 no 4 bedroom detached split-level dwelling with attached single dwelling with attached driveway pursuant to outline 05/P/2944/0	No objections but would comment that the length of the dropped kerb is reduced to avoid loss of on street parking spaces in the cul-de-sac.
09/P/0223/F	240 Down Road Portishead	Erection of a single storey rear extension. Conversion of loft and alterations to roof including the construction of a dormer to front elevation, a dormer to side (SW elevations) and a first floor extension	No objections – subject to no valid objections from neighbours

		with balcony to rear	
09/P/0247/F	Tideways Battery Lane Portishead	Erection of detached garage with new vehicular access. Erection of a single storey side extension, a two storey rear extension including construction of a first floor balcony with access from landing and bedroom, glazed canopy to front elevation and footbridge from front door to driveway. Engineering works to rear and front garden and creation of a driveway and access onto Battery Lane	No objections – subject to no valid objections from neighbours

TREE PLANNING APPLICATIONS AS REPORTED BY THE PLANNING CHAIRMAN INCONJUNCTION WITH THE TREE WARDEN

APPLICATION NO.	LOCATION	PROPOSAL	RECOMMENDATION
09/P/0123/TPO	61 Denny View Portishead	25% crown reduction to Oak	Object to work as planned and propose a significant crown lift to address the householders problems. <i>(Full report available in TC Office)</i>
09/P/0175/WT	Woodlands Woodlands Road Portishead		Given the location this is sensible work that will preserve the trees landscape value and prevent nuisance to neighbours. No objections